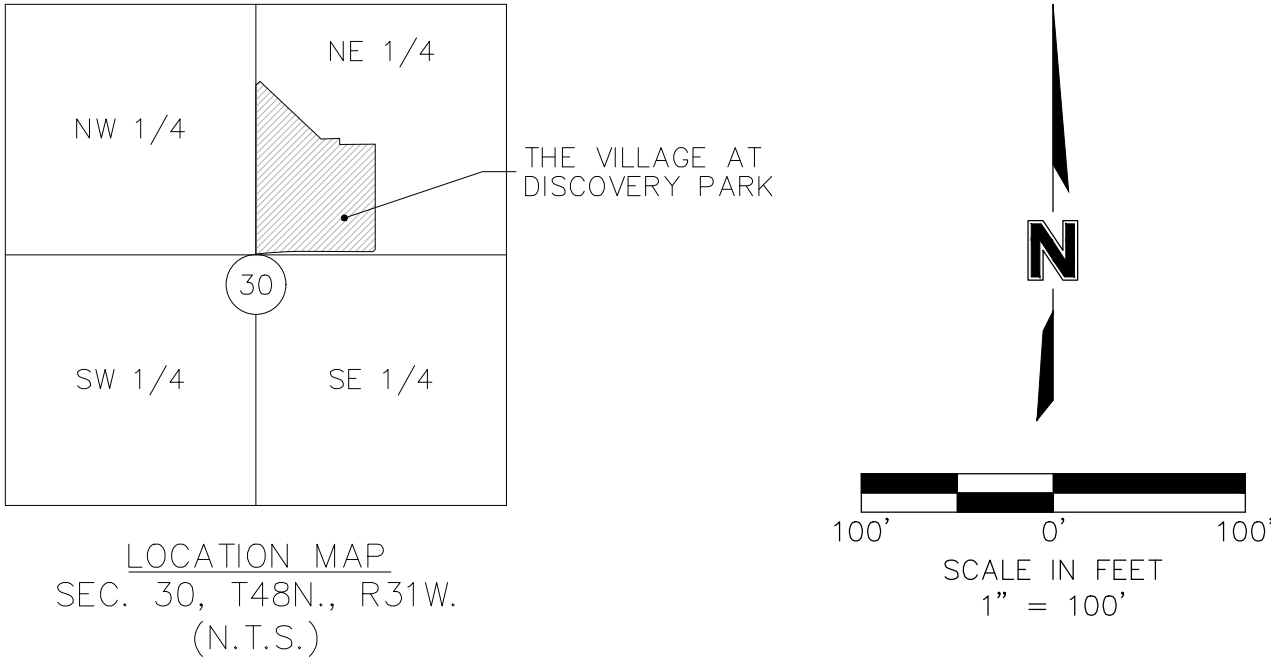


DWG: F:\2021\04501-05000\021-04643-D\40-Design\Survey\SRVY\Sheets\Plat\V\_FPT\_D21-04643.dwg  
DATE: Oct 3, 2023 8:46PM  
USER: nwilloughby



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	307528.309	860514.793
2	308542.585	860540.429
3	308549.910	860317.799
4	308549.028	860225.285
5	308545.228	860162.163
6	308947.439	860173.544
7	309091.852	860177.637
8	309103.269	860191.618
9	308911.637	860383.250
10	308911.637	860442.891
11	308892.462	860442.403
12	308889.547	860556.884
13	308549.951	860548.237

IN WITNESS WHEREOF:

DISCOVERY PARK LEE'S SUMMIT, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY  
LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE  
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DISCOVERY PARK LEE'S SUMMIT, L.L.C.  
A MISSOURI LIMITED LIABILITY COMPANY

JON ODLE \_\_\_\_\_  
MANAGER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND  
STATE AFORESAID, CAME JON ODLE, TO ME PERSONALLY KNOWN, WHO BEING BY ME  
DULY SWORN, DID SAY THAT HE IS MANAGER OF DISCOVERY PARK LEE'S SUMMIT,  
L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS  
SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JON ODLE  
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED  
LIABILITY COMPANY.

IN WITNESS WHEREOF:

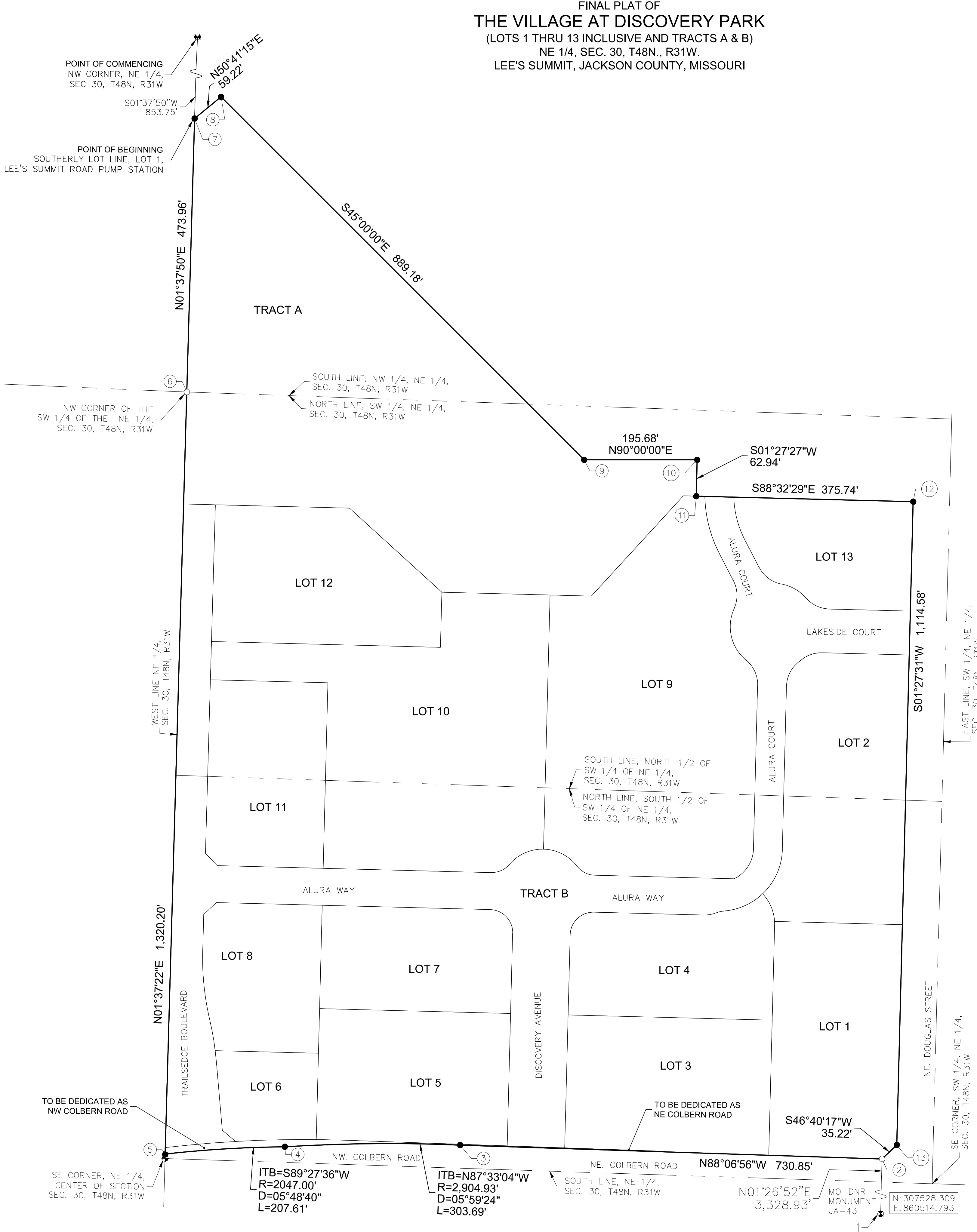
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE  
HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48  
NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT,  
JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE  
DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S., 2002014092 AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE  
SOUTH 01°37'50" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER, 853.75  
FEET TO A POINT ON THE SOUTHEAST LOT LINE OF LOT 1, LEE'S SUMMIT ROAD  
PUMP STATION RECORDED JUNE 25, 1992 IN BOOK 151 AT PAGE 90 IN THE OFFICE  
OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI, ALSO BEING THE POINT OF  
BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH  
50°41'15" EAST, ON SAID SOUTHEAST LINE, 59.22 FEET; THENCE LEAVING SAID  
SOUTHEAST LINE, SOUTH 45°00'00" EAST, 889.18 FEET; THENCE NORTH 90°00'00"  
EAST, 195.68 FEET; THENCE SOUTH 01°27'27" WEST, 62.94 FEET TO A POINT ON  
THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NE. DOUGLAS STREET, AS  
ESTABLISHED BY INSTRUMENT NUMBER 2015E0017982 RECORDED MARCH 4, 2015 IN  
SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE SOUTH  
88°32'29" EAST, 375.74 FEET; THENCE SOUTH 01°27'31" WEST, ON SAID EXISTING  
WESTERLY RIGHT-OF-WAY LINE, 1,114.58 FEET; THENCE SOUTH 46°40'17" WEST, ON  
SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 35.22 FEET TO A POINT ON THE  
EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NW. COLBURN ROAD, AS NOW  
ESTABLISHED; THENCE NORTH 88°06'56" WEST, ON SAID EXISTING NORTHERLY  
RIGHT-OF-WAY LINE, 730.85 FEET; THENCE WESTERLY, ON SAID EXISTING  
NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL  
TANGENT BEARING OF NORTH 87°33'04" WEST WITH A RADIUS OF 2,904.93 FEET, A  
CENTRAL ANGLE OF 05°59'24" AND AN ARC DISTANCE OF 303.69 FEET TO A POINT  
ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ESTABLISHED BY  
RIGHT-OF-WAY DEED RECORDED JULY 29, 2022 AS INSTRUMENT NUMBER  
2022E0071369 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY,  
MISSOURI; THENCE WESTERLY, ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE,  
ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH  
89°27'36" WEST WITH A RADIUS OF 2,047.00 FEET, A CENTRAL ANGLE OF 05°48'40"  
AND AN ARC DISTANCE OF 207.61 FEET TO A POINT ON SAID WEST LINE OF SAID  
NORTHEAST QUARTER; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE,  
NORTH 01°37'22" EAST, ON SAID WEST LINE, 1,320.20 FEET TO THE NORTHWEST CORNER  
OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH  
01°37'50" EAST, ON SAID WEST LINE, 473.96 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,716,281 SQUARE FEET OR 39.40 ACRES, MORE OR LESS.



PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE  
SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH  
SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS:

THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)

DRAINAGE NOTE:

INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON  
THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON  
COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.  
ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS,  
CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE  
INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE  
CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE THAT ALL  
INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN HAS FULL  
STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE  
BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY  
MAINTENANCE CODE.

BUILDING LINES:  
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE  
ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE CONSTRUCTED  
BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR  
TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY'S TITLE COMMITMENT NO.  
1175741, EFFECTIVE MARCH, 19 2021 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM,  
NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT  
"JA-43 RESE" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.

3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1  
THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE  
MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_.

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
APPROVED:	JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES	DATE _____
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE _____
APPROVED:	CYNDA A. RADER PLANNING COMMISSION SECRETARY	DATE _____
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED:	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT	DATE _____

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊙ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE

THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE  
EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH  
KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY  
PARK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME  
OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS  
OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR  
ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS  
AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF  
AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL  
STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE  
OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY  
PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO 645 366  
Jason Roudelush, MO PLS 2002014092  
OCTOBER 4, 2023  
JROUDEBUSH@OLSSON.COM

DEVELOPER:  
INTRINSIC DEVELOPMENT,  
3622 ENDEAVOR AVENUE,  
SUITE 101  
COLUMBIA, MO 65201  
573-881-0280

DATE OF SURVEY

06-05-2023 - For Intrinsic Development Review  
06-06-2023 - Intrinsic Development Review  
06-09-2023 - 1st Submittal  
06-09-2023 - Developer Address Corrected  
09-08-2023 - 2nd Submittal  
09-29-2023 - Email to Kathy Kraemer for review  
10-04-2023 - 3rd Submittal

drawn by: NRW  
surveyed by: AH/BF/KT  
checked by: JPM  
approved by: JBR  
project no.: D21-04643  
file name: V\_FPT\_D21-04643.DWG

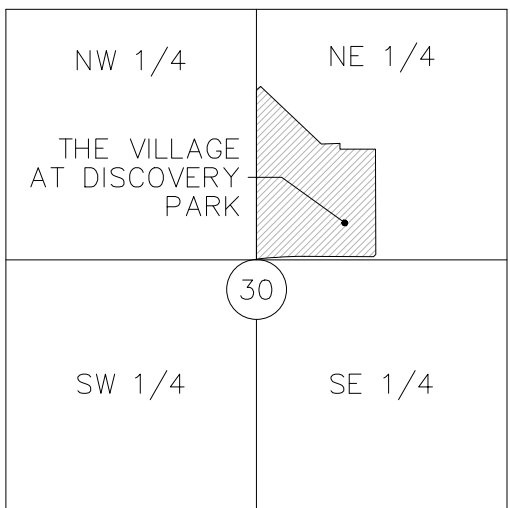
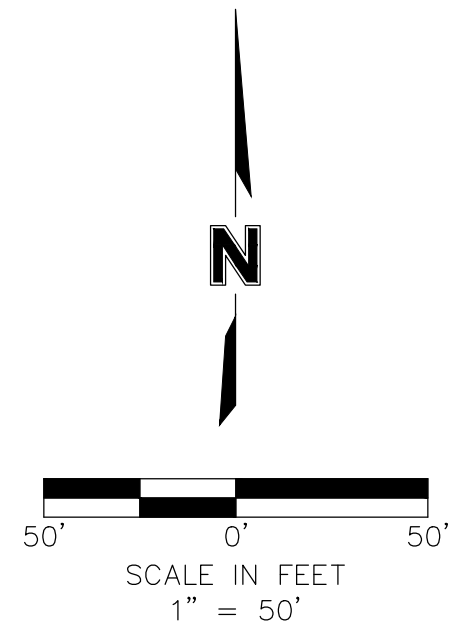
olsson

Olsson, Land Surveying, MO 645 366, 1301 Burlington Street, Suite 100, North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com

SHEET

1 of 4

FINAL PLAT OF  
THE VILLAGE AT DISCOVERY PARK  
(LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)  
NE 1/4, SEC. 30, T48N., R31W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



LOCATION MAP  
SEC. 30, T48N., R31W.  
(N.T.S.)

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
⊕ SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
L	LENGTH
D	DELTA
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
SW	SIDEWALK

DRAINAGE NOTE:  
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AN STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

SURVEYORS NOTES:

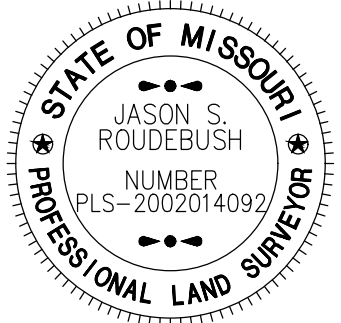
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY'S TITLE COMMITMENT NO. 1175741, EFFECTIVE MARCH, 19 2021 AT 8:00 A.M.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-43 RESET" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.
3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_.

APPROVED:	GEORGE M. BINGER III, P.E. CITY ENGINEER	DATE _____
APPROVED:	JOSHUA JOHNSON, AICP DIRECTOR OF DEVELOPMENT SERVICES	DATE _____
APPROVED:	WILLIAM A. BAIRD MAYOR	DATE _____
APPROVED:	CYNDA A. RADER PLANNING COMMISSION SECRETARY	DATE _____
APPROVED:	TRISHA FOWLER ARCURI CITY CLERK	DATE _____
APPROVED:	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT	DATE _____

THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY PARK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
Jason Roudebush, MO PLS 2002014092  
OCTOBER 4, 2023  
JROUDEBUSH@OLSSON.COM

DEVELOPER:

INTRINSIC DEVELOPMENT,  
3622 ENDEAVOR AVENUE,  
SUITE 101  
COLUMBIA, MO 65201  
573-881-0280

DATE OF SURVEY

06-05-2023 - For Intrinsic Development Review  
06-06-2023 - Engineer Mark Update & Developer Address  
06-09-2023 - 1st Submittal  
06-09-2023 - Developer Address Corrected  
09-08-2023 - 2nd Submittal  
09-29-2023 - Email to Kathy Kraemer for review  
10-04-2023 - 3rd Submittal

drawn by: NRW  
surveyed by: AH/BF/KT  
checked by: JPM  
approved by: JBR  
project no.: D21-04643  
file name: V\_FPT\_D21-04643.DWG

olsson

Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street, North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com

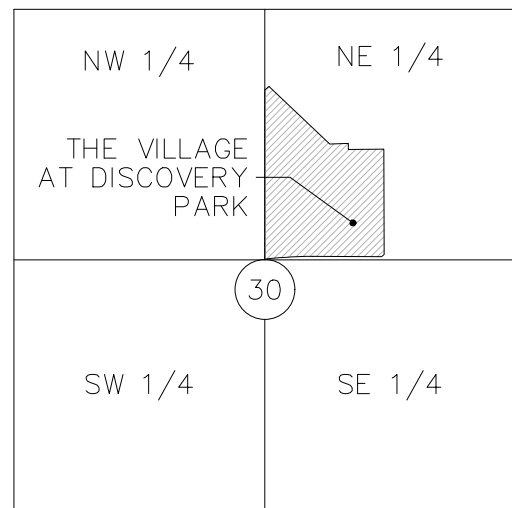
SHEET

2 of 4

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI  
GAS EASEMENT  
BK. 445 PG. 510  
& ASSIGNMENT  
BK. 615 PG. 321  
(BLANKET EASEMENT OVER ALL THAT PART OF  
SUBJECT PROPERTY IN NORTH 1/2 OF SW 1/4  
OF NE 1/4 OF SECTION 30, T48N, R31W)  
TO BE VACATED BY SEPARATE DOCUMENT



**DEVELOPER:**  
INTRINSIC DEVELOPMENT,  
3622 ENDEAVOR AVENUE,  
SUITE 101  
COLUMBIA, MO 65201  
573-881-0280



SURVEYORS NOTES:

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-43 RESET" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.

3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.

THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT  
DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A  
& B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR  
AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY ORDINANCE NO. \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
VINCENT E. BRICE  
JACKSON COUNTY  
ASSESSMENT DEPARTMENT

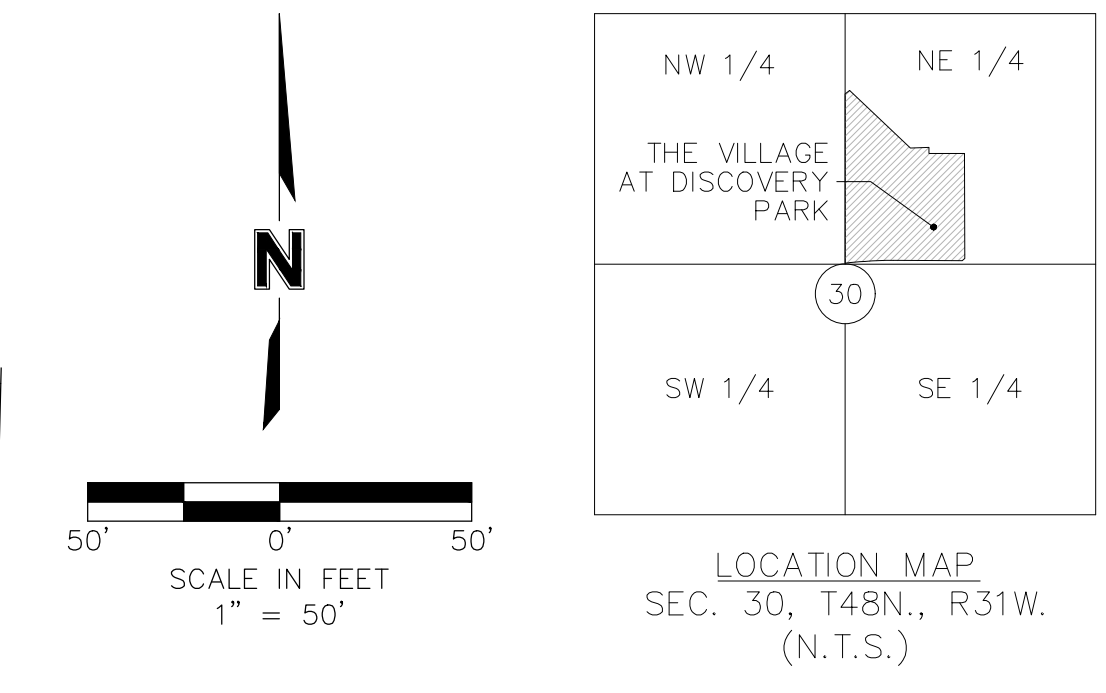
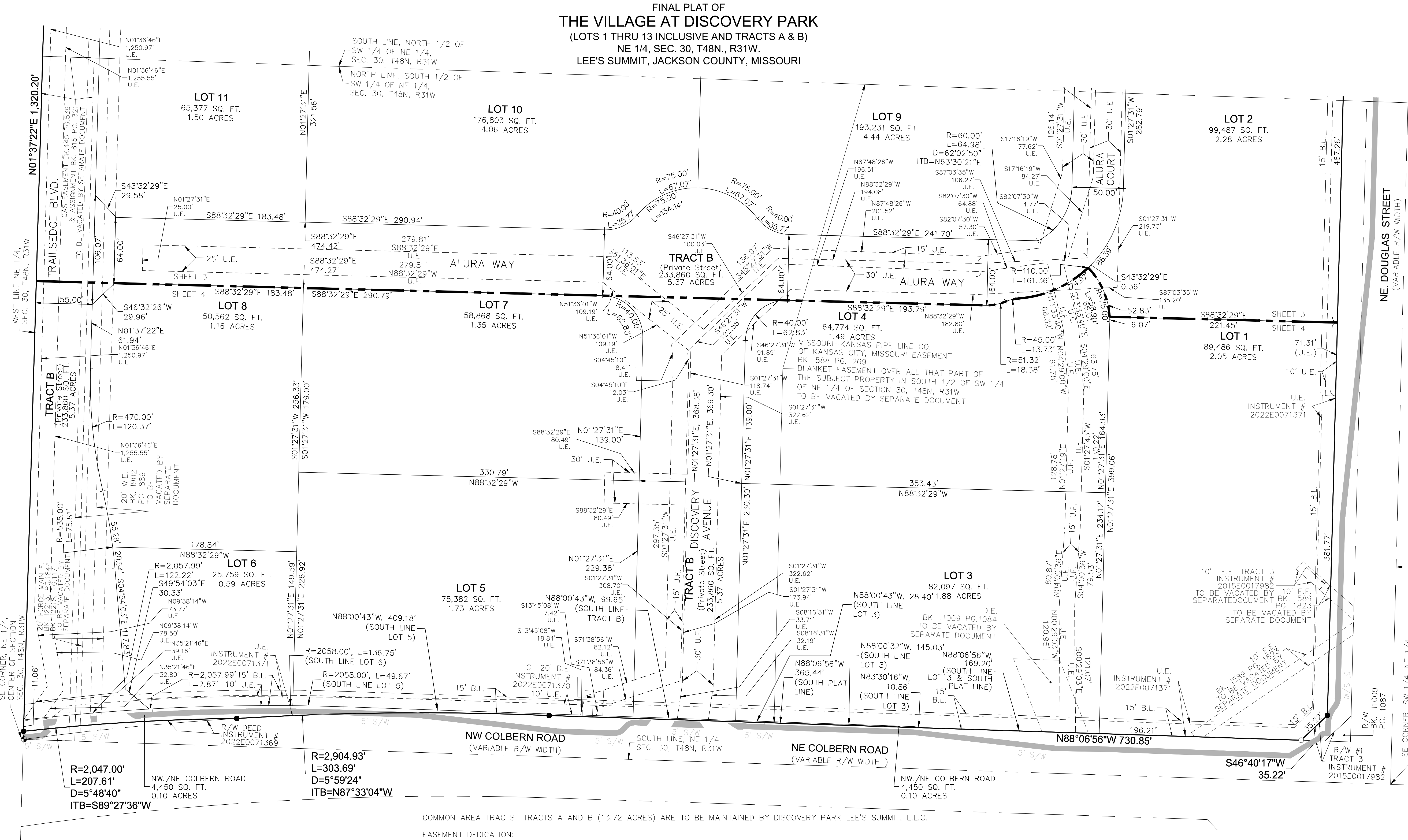
**olsson**

Olsson - Land Surveying - MO 386, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street  
TEL 816.361.1177  
North Kansas City, MO 64116 FAX 816.361.1888 [www.olsson.com](http://www.olsson.com)

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN IS FULL STRUCTURAL PARAGRAPHS ALL LANDSCAPING, MAINTENANCE AND STRUCTURAL IMPROVEMENTS ARE MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
— — —	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
L	LENGTH
D	DELTA
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
SW	SIDEWALK

FINAL PLAT OF  
THE VILLAGE AT DISCOVERY PARK  
(LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B)  
NE 1/4, SEC. 30, T48N., R31W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



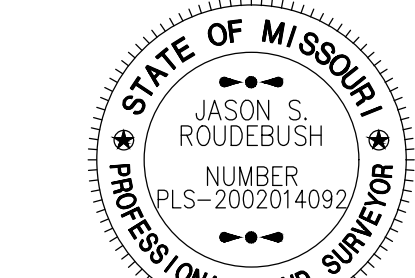
- SURVEYORS NOTES:**
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY STEWART TITLE COMPANY'S TITLE COMMITMENT NO. 1175741, EFFECTIVE MARCH, 19 2021 AT 8:00 A.M.
  2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "JA-43 RESET" WITH A GRID FACTOR OF 0.999891. ALL COORDINATES SHOWN ARE IN METERS.
  3. TOTAL ACREAGE OF THIS PLAT IS 39.40 ACRES.
- THIS IS TO CERTIFY THAT THE WITHIN PLAT OF THE VILLAGE AT DISCOVERY PARK (LOTS 1 THRU 13 INCLUSIVE AND TRACTS A & B) WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_
- |           |  |      |
|-----------|--|------|
| APPROVED: | GEORGE M. BINGER III, P.E.<br>CITY ENGINEER              | DATE |
| APPROVED: | JOSHUA JOHNSON, AICP<br>DIRECTOR OF DEVELOPMENT SERVICES | DATE |
| APPROVED: | WILLIAM A. BAIRD<br>MAYOR                                | DATE |
| APPROVED: | CYNDA A. RADER<br>PLANNING COMMISSION SECRETARY          | DATE |
| APPROVED: | TRISHA FOWLER ARCURI<br>CITY CLERK                       | DATE |
| APPROVED: | VINCENT E. BRICE<br>JACKSON COUNTY ASSESSMENT DEPARTMENT | DATE |

**DEVELOPER:**  
INTRINSIC DEVELOPMENT,  
3622 ENDEAVOR AVENUE,  
SUITE 101  
COLUMBIA, MO 65201  
573-881-0280

DATE OF SURVEY	
06-05-2023 - For Intrinsic Development Review	
06-06-2023 - Intrinsic Development Review & Developer Address	
06-09-2023 - 1st Submittal	
06-09-2023 - Developer Address Corrected	
09-08-2023 - 2nd Submittal	
09-29-2023 - Email to Kathy Kraemer for review	
10-04-2023 - 3rd Submittal	
drawn by:	NRW
surveyed by:	AH/BF/KT
checked by:	JPM
approved by:	SR
project no.:	D21-04643
file name:	V_FPT_D21-04643.DWG

THIS PLAT AND SURVEY OF THE VILLAGE AT DISCOVERY PARK WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF THE VILLAGE AT DISCOVERY PARK SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
Jason Roudebush, MO PLS 2002014092  
OCTOBER 4, 2023  
JROUDEBUSH@OLSSON.COM

COMMON AREA TRACTS: TRACTS A AND B (13.72 ACRES) ARE TO BE MAINTAINED BY DISCOVERY PARK LEE'S SUMMIT, L.L.C.

**EASEMENT DEDICATION:**  
AN EASEMENT IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. THE GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMO. (2006) ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENTS HEREIN GRANTED.

**SANITARY SEWER EASEMENT:**  
A PERMANENT AND EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT TO PATROL, ALTER, CONDUCT SURVEYS, CONSTRUCT, ERECT, INSPECT, INSTALL, MAINTAIN, OPERATE, REBUILD, RECONSTRUCT, RELOCATE, REMOVE, RENEW, REPAIR AND REPLACE SEWER PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, INCLUDING THE RIGHT AND PRIVILEGE AT ANY TIME AND FROM TIME TO TIME TO ENTER UPON, OVER, UNDER, THROUGH, ACROSS, IN, AND UPON THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SANITARY SEWER EASEMENT" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT OBSTRUCT OR INTERFERE WITH GRANTEE'S USE AND ENJOYMENT OF THE EASEMENT GRANTED HEREUNDER BY ANY MEANS, INCLUDING, WITHOUT LIMITATION, OBSTRUCTING OR INTERFERING WITH THE OPERATION, MAINTENANCE, OR ACCESS TO SUCH PIPE LINES, MANHOLES, AND APPURTENANCES THERETO, BY ERECTING, OR CAUSING OR ALLOWING TO BE ERECTED, ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS ON SAID EASEMENT. GRANTOR, ITS SUCCESSORS AND ASSIGNS, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO., HEREBY WAIVES ANY RIGHT TO REQUEST VACATION OF THE EASEMENTS HEREIN GRANTED. ALL EASEMENTS SHALL, AT ALL TIMES, BE DEEMED TO BE AND SHALL BE A CONTINUING COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE GRANTOR."

**FLOODPLAIN:**  
ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0409G REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PORTIONS OF THIS PROPERTY LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**OIL AND GAS WELLS:**  
NO OIL OR GAS WELLS AFFECT THIS PROPERTY AS LISTED IN 07-28-2022 OIL AND GAS WELLS DATABASE AS DISPLAYED ON MISSOURI DEPARTMENT OF NATURAL RESOURCES WEBSITE.

LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
D.E.	STORM DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
I.T.B.	INITIAL TANGENT BEARING
R	RADIUS
L	LENGTH
D	DELTA
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
SW	SIDEWALK

**DRAINAGE NOTE:**  
INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

ALL STORM WATER CONVEYANCE, RETENTION OR DETENTION FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS. THESE STORMWATER DETENTION FACILITIES SHALL BE INSPECTED BY DISCOVERY PARK LEE'S SUMMIT, LLC ON THE FREQUENCY SPECIFIED IN THE CURRENT CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, TO ASSURE, THAT ALL INLET AND OUTLET STRUCTURES ARE FULLY- FUNCTIONAL THE DETENTION BASIN HAS FULL STORAGE CAPACITY AND ALL LANDSCAPING, VEGETATION AND STRUCTURAL IMPROVEMENTS ARE BEING MAINTAINED IN ACCORDANCE WITH THE CURRENT CITY OF LEE'S SUMMIT PROPERTY MAINTENANCE CODE.

Olsson, Land Surveying, MO 366, KS 114, MO Certificate of Authority-001592  
1301 Burlington Street, Suite 100, North Kansas City, MO 64116  
TEL 816.361.1177 FAX 816.361.1888  
www.olsson.com

**SHEET**  
4 of 4